

# **MENOMONIE PLAN COMMISSION**

A regular meeting of the Menomonie Plan Commission was called to order at 7:00 p.m. on January 23, 2006 in the City Hall Council Chambers by Chairman Peltier. Other members present included Beety, Carlson, Kregness, Martinson, and Madsen. Also present were Jones, Sander, Beilfuss, Schofield, Dahl, Eide and numerous members of the public. A motion was made by Beety, seconded by Kregness to approve the minutes of the November 28, 2005 meeting. Motion carried.

Sander (Cedar Corporation) outlined the Public Participation Plan for the Comprehensive Plan and reviewed a draft resolution establishing public procedures for the Comprehensive Plan. After a brief discussion, a motion was made by Martinson, seconded by Madsen to forward the resolution establishing public procedures for the Comprehensive Plan and the Public Participation Plan to the City Council for review and possible approval.

Chairman Peltier mentioned Mrs. Mary Rehwald from Ashland may be invited to speak in the near future regarding city planning. Peltier stated the event would be informational for the public and would not be an official Plan Commission meeting. Peltier further stated if the event is held the City Attorney would need to review the advertisement to ensure we are meeting the requirements of the Open Meetings Law.

Beilfuss with assistance from Sander, Jones and Eide went through the latest version of the Future Land Use Plan. Beilfuss started with existing land use and then compared the data to our future land use map. The Plan Commission also looked at the surrounding Town's future land use plans as compared to our future plans. Jones noted that while the plans match in most areas surrounding the City, there are a few areas where we should meet with the Towns and discuss the best way forward. Eide informed the Plan Commission that the Airport Commission is developing an Airport Overlay Zoning Ordinance and the results will affect future land use surrounding the airport and off the ends of the two runways. Beety made a request to change the future land use of the properties along Stout Rd (between 14<sup>th</sup> and 17<sup>th</sup> St) from commercial to limited multiple housing. The Plan Commission agreed to mark the future land use plan as briefed as a draft and asked City Staff to continue to meet with the surrounding Towns to hopefully reach an agreement on future land use outside City limits and within the extraterritorial zone. After discussions with surrounding Towns it is anticipated the Future Land Use Plan would come back for approval by the Plan Commission.

Dahl discussed his memo regarding the desire to change and simplify several of the side yard setback requirements in the zoning ordinance. Current side yard setback requirements for different type of buildings require a reader of the ordinance to move

from reference to reference to comprehend the actual side yard setback required. Dahl proposed to eliminate the reference hopscotch and establish a minimum side yard setback for single family units at 6-ft and other buildings at 10-ft. Eide mentioned the administration was also interested in clarifying the fee requirement for a Condominium Plat review. Administration is currently charging \$200 for every condominium plat review, but it would help if the ordinance is amended to ensure there is no confusion. Chairman Peltier had some reservations on the 6-ft side yard setback, but directed the administration to move forward with the requested ordinance changes and allow for a full discussion and public hearing.

Sander introduced the City of Menomonie Park Plan and stated the plan needed to be updated. City staff was directed to update the plan to reflect our present state and bring back the revised document for the Plan Commission's review and possible approval at the February meeting.

Eide reviewed the Planned Unit Development (PUD) flowchart and timeline regarding the upcoming Whisper Ridge PUD. Eide informed the commission there may be a public hearing regarding the Whisper Ridge PUD in February if the developer's general plan for the PUD is received by January 25th.

A motion was made by Carlson, seconded by Madsen to adjourn. Motion carried.

Respectfully Submitted,

Randy D. Eide  
Acting Recording Secretary

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